



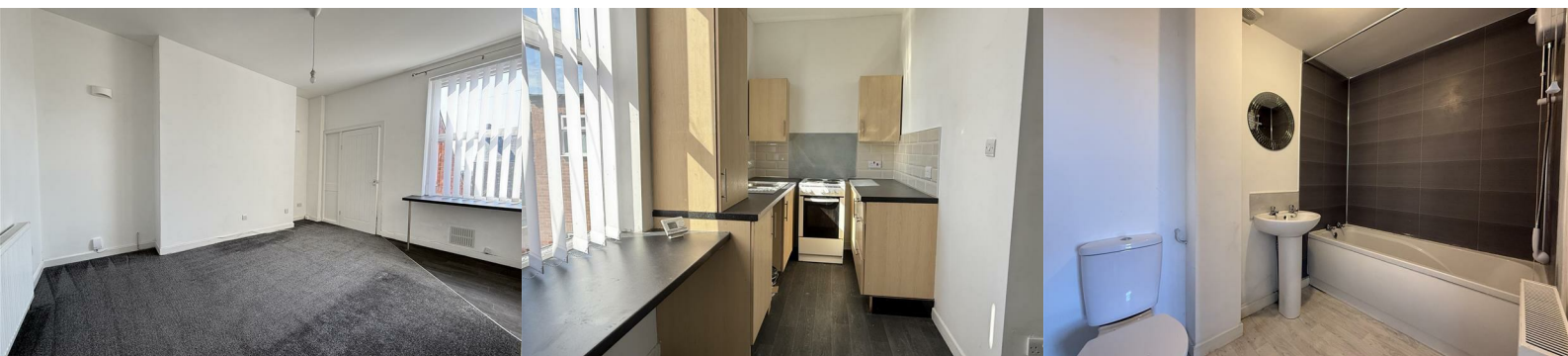
## 3 Handel Street

South Shields, NE33 3LD

Offers Around £72,500



Well situated for access to the town centre and all the amenities, a neutrally presented First Floor Flat offered as a blank canvas, ready to occupy and ideal for the first Time Buyer or Buy to Let Investor. The home comes with white decor and grey carpets, has re skimmed walls, a kitchen open plan from the lounge and a modern white bathroom with electric shower over the bath. There are two bedrooms, gas central heating, double glazing and a separate rear yard. Viewing a must.



### Entrance hall

Via PVCu front door with stairs to the first floor landing with radiator

### Living room 14'11" x 12'7" max (4.55 x 3.86 max)

Radiator and open plan to the kitchen area

### Kitchen 8'9" x 5'8" (2.67 x 1.75)

Fitted with wall, base units and work surfaces housing a sink unit, tiled splash backs, space for appliances and a breakfast bar area.

### Rear lobby

With stairs down to the rear yard, radiator

### Bedroom 1 13'5" x 12'5" (4.11 x 3.80)

Bay window and radiator

### Bedroom 2 7'0" x 6'11" (2.13 x 2.10)

Radiator

### Bathroom 8'3" x 5'7" (2.53 x 1.71)

A modern white suite with contrast clad splash back comprising a bath with electric shower over, wash basin and WC, radiator

### External

Separate rear yard with fenced boundary.

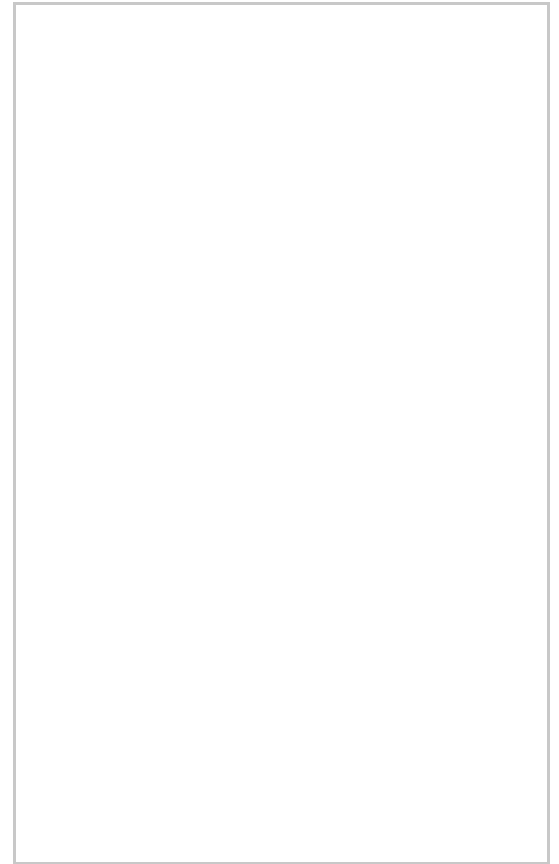
### Note

Leasehold Title 97 years remain. Ground Rent £10 pa. Maintenance Charge payable to STMBC to cover buildings insurance and external building repair of approximately £300 per annum. Council Tax Band A. Mains Services Connected, Flood Risk Very Low. Broadband Basic 17 Mbps, Superfast 62 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.

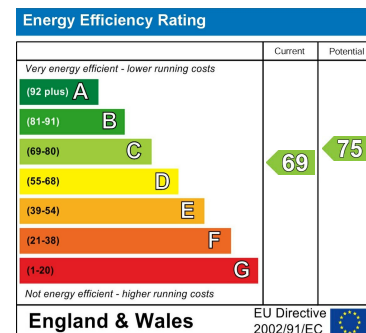
### Area Map



### Floor Plans



### Energy Efficiency Graph



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